

Chairperson Michael Beckendorf
Vice-Chairperson Leo Gonzalez



Commissioners
Pete Bienski
Bobby Gutierrez
Nancy Hardeman
Scott Hickle
G.H. Jones
Kevin Krolczyk
Prentiss Madison

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 21, 2013 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Beckendorf called the meeting to order at 6:03 pm.

Commissioners	Present	2013 Regular Meetings Held	2013 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	Yes	5	5	9	9
Pete Bienski	Yes	5	4	9	8
Leo Gonzalez	Yes	5	4	9	7
Bobby Gutierrez	Yes	5	5	9	7
Nancy Hardeman	No	5	3	*	*
Scott Hickle	Yes	5	5	9	8
G. H. Jones	Yes	5	5	9	8
Kevin Krolczyk	Yes	5	5	9	8
Prentiss Madison	Yes	5	3	9	5

*Commissioner Hardeman appointed for 2013.

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator, Mr. Matthew Hilgemeier, Staff Planner, Ms. Maggie Dalton, Staff Planner, Ms. Janis Hampton, City Attorney, and Ms. Annette Denton, Planning Intern.

2. HEAR CITIZENS.

No citizens came forward.

3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

4. CONSENT AGENDA.

A. Approval of minutes from the workshop and regular meetings on March 7, 2013.

B. Right of Way Abandonment RA13-02:

M. Dalton

A request to abandon an approximately 0.06 acre section of public street right-of-way extending along properties at 1800 Beck Street adjacent to Lots 1-3 and part of Lot 4 in Block 4 of Woodlawn Addition in Bryan, Brazos County, Texas.

Commissioner Jones moved to approve the consent agenda. Commissioner Bienski seconded the motion. The motion passed unanimously.

REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).

5. Replat RP12-26:

M. Dalton

A proposed replat of part of Lot 7 of Block 13 in the North Oakwood Addition in Bryan, Brazos County, Texas.

Ms. Dalton presented the staff report and a letter stating opposition received from an anonymous citizen (on file in the Development Services Department). Staff recommends approval of the proposed replat.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioners discussed:

- necessity of approval for a replat which meets the requirements
- that the proposed lot size met deed restrictions

Commissioner Hickle moved to approve Replat RP 12-26, the proposed replat of part of Lot 7 of Block 13 in the North Oakwood Addition, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Jones seconded the motion. The motion passed unanimously.

6. Replat RP13-02:

M. Dalton

A proposed replat of Lots 1, 2, & 3 of Block 4, and a partial replat of 25' of Lot 4 in Block 4 in the Woodlawn Addition in Bryan, Brazos County, Texas.

Ms. Dalton presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed replat, subject to City Council's approval of Right-of-way Abandonment case no. RA13-02.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Jones moved to approve Replat RP13-02, the proposed Replat of of Lots 1, 2, & 3 of Block 4, and a partial replat of 25' of Lot 4 in Block 4 in the Woodlawn Addition, subject to City Council's approval of Right-of-way Abandonment case no. RA13-02, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Gutierrez seconded the motion. The motion passed unanimously.

REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

7. Conditional Use Permit CU13-01:

M. Dalton

A request allow a duplex in a Mixed Use Residential District (MU-1) zoning district on Lots 1, 2, & 3 of Block 4, and a partial replat of 25' of Lot 4 in Block 4 in the Woodlawn Addition in Bryan, Brazos County, Texas.

Ms. Dalton presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed replat, subject conditions related to condormance with the site plan, architectural style of the duplex structure and City Council's approval of the related right-of-way abandonment.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Hickle moved to approve Conditional Use Permit CU13-01, subject to the following conditions:

- 1. City Council's approval of right-of-way abandonment RA13-02 and the subsequent approval of replat RP13-02,**
- 2. That the duplex be developed in the same architectural style as the structure it is attaching to, and**

3. That the duplex development shall generally conform to the site plan.

and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Madison seconded the motion. The motion passed unanimously.

8. Conditional Use Permit CU13-03:

M. Hilgemeier

A request to allow Townhomes in a South College - Business (SC-B) zoning district for property located at 3500 S College Avenue in Bryan, Brazos County, Texas.

Mr. Hilgemeier presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed conditional use permit, subject to conditions related to adherence with SC-B District standards, full site plan submittal to SDRC and reservation of a public access easement.

The public hearing was opened.

Mr. Tony Hazel, 122 Watson Lane, Bryan, Texas, spoke in opposition to the request, citing concerns about increased noise and traffic.

Mr. Joe Gattis, 2010 Moses Creek Ct, College Station, Texas, representing the applicant, came forward and made himself available for questions from the Commission.

The public hearing was closed.

Commissioner Hickle moved to approve Conditional Use Permit CU13-03, subject to the following conditions:

- 1. That the apartment development shall generally conform to standards and limitations that generally apply to properties zoned South College-Business (SC-B) specifically pertaining to townhome developments, including, but not limited to regulations concerning density, building height, building elevations, coverage, access, screening, landscaping, accessory buildings, signs and lighting.**
- 2. That a site plan fulfilling all the technical requirements for development of a townhome complex on the subject property, including, but not limited to public water/sewer utility extensions, stormwater management, landscape plan and analysis and on-site traffic circulation, shall be approved by the City of Bryan's Site Development Review Committee (SDRC), before any building permits are issued.**
- 3. The property owners provide a public access easement the length of the property along Watson Lane. The purpose of this public access easement is to include a 5-foot sidewalk.**

Commissioner Jones seconded the motion.

Commissioners discussed:

- the benefits of development
- the lot's previous use
- the off-street parking requirements of the proposed development

- compatibility with neighboring commercial uses
- the possibility of noise complaints from potential residents of the proposed development
- whether high-density residential or commercial uses were more appropriate at this location

The motion failed with a vote of 3-5. Commissioners Hickle, Bienski, and Jones voted in favor. Commissioners Gonzalez, Beckendorf, Krolczyk, Madison, and Gutierrez voted in opposition.

REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

9. Rezoning RZ13-01:

M. Dalton

A proposed rezoning from Residential District – 5000 (RD-5) to Planned Development – Housing (PD-H) for all of lots 1 & 6 and part of Lots 2 & 7 of Block 4 in the Highland Park Addition in Bryan, Brazos County, Texas.

Ms. Dalton presented the staff report (on file in the Development Services Department). Staff recommends recommending approval of the proposed rezoning.

The public hearing was opened.

Mr. Stephen Beck, 201 College View, Bryan, Texas, requested information on the number of proposed lots and stated opposition to the large number of lots. He expressed concern that neighboring citizens did not know the nature of the development.

Ms. Jan McMurrey, 3400 Mustang Lane, College Station, Texas, stated she owned nearby property and expressed concern for the proposed density, number of lots, and effect this rezoning would have on her property value.

Mr. Jeremy Peters, 2801 Ashford, College Station, Texas, representing the applicant, made himself available for questions about the proposed development. In response to a question, he stated there were 30 proposed bedrooms and described how the development would meet off-street parking requirements.

In response to a question, Ms. Dalton responded that the proposed density was less than the maximum density allowed in multi-family residential zoning districts.

The public hearing was closed.

Commissioner Bienski moved to recommend approval of RZ 13-01, the proposed rezoning from Residential District – 5000 (RD-5) to Planned Development – Housing (PD-H) for all of Lots 1 and 6 and part of Lots 2 and 7 in Block 4 of the Highland Park Addition. Commissioner Hickle seconded the motion.

Commissioners discussed:

- the number of lots and the ratio of lots to land acreage
- the number of proposed bedrooms and proposed parking spaces
- the benefits of development
- the location this proposed development in relation to other new developments

- that approval still allowed for more discussion at the City Council's meetings

The motion passed with a vote of 6-2. Commissioners Gutierrez and Gonzalez cast the votes in opposition.

10. Replat RP12-29:

M. Dalton

A proposed replat of all of lots 1 & 6 and part of Lots 2 & 7 of Block 4 in the Highland Park Addition in Bryan, Brazos County, Texas.

Ms. Dalton presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed replat, subject to the City Council's approval of RZ 13-01.

The public hearing was opened.

Mr. Stephen Beck, 201 College View, Bryan, Texas spoke in opposition to the large number of lots nearby single-family homes.

The public hearing was closed.

Commissioner Jones moved to approve RP12-29, the proposed replat of all of Lots 1 and 6 and part of Lots 2 and 7 in Block 4 of the Highland Park Addition, subject to City Council's approval of RZ13-01. Commissioner Hickle seconded the motion.

Commissioners discussed:

- The number of dwelling units
- The proposed lot size in relation to the acreage

The motion passed with a vote of 6-2. Commissioners Gutierrez and Gonzalez cast the votes in opposition.

11. ADJOURN.

Without objection, Chairperson Beckendorf adjourned the meeting at 6:47 pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **4th day of April, 2013.**

Michael Beckendorf, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Administrator and Secretary to the
Planning and Zoning Commission